COMM NE COR OF SEC, W 284.79 FT
525 FT, S 870 FT, E 525 FT, N 87

PONDER HELEN COLEE/PONDER RANDAL A
734 SW MAPLETON ST
FORT WHITE, FL 32038

**2027**

**31-7S-17-10071-001**

## BUILDING CHARACTERISTICS

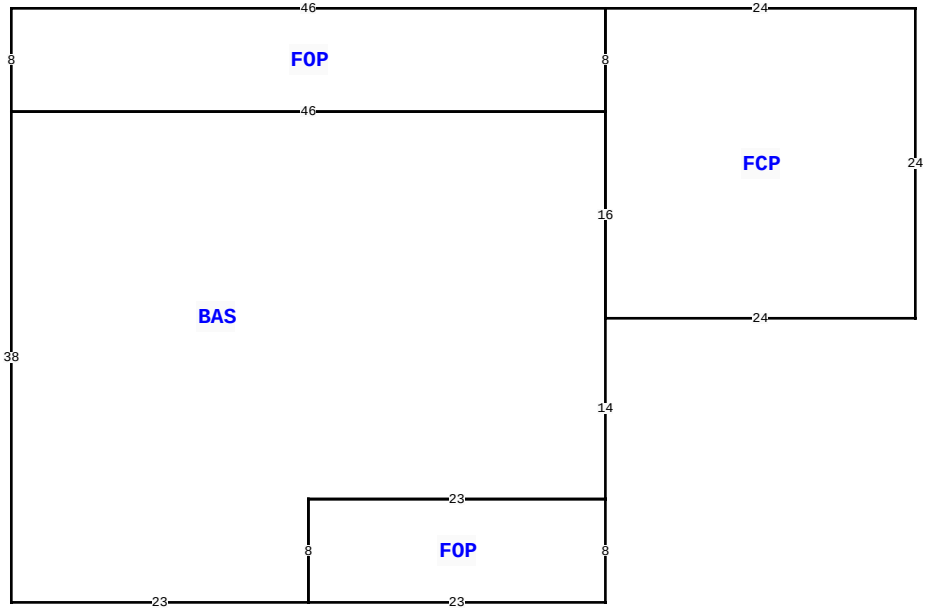
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 30717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,564 | 100 | | 1,564 | 206,177 |
| FCP | 576 | 25 | | 144 | 18,983 |
| FOP | 184 | 30 | | 55 | 7,251 |
| FOP | 368 | 30 | | 110 | 14,501 |
| TOTALS | 2,692 | | | 1,873 | 246,912 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,873 | 124.8390 | 137.32 | 257,200 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1564 HX Base Yr 2022




734 SW MAPLETON ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 400.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,912 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 115,280 |
| TOTAL MARKET VALUE | | 261,766 |
| SOH/AGL Deduction | | 13,605 |
| ASSESSED VALUE | | 248,161 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 196,750 |
| TOTAL JUST VALUE | | 363,392 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 367,888 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042618 | Solar Power Syste | 34,000 | 08/24/2021 |
| 40426 | SFR | 0 | 08/24/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1412/1906 | 5/29/2020 | WD | U | V | 11 | 100 |

GRANTOR: RIVER BEND FARM, LLC

GRANTEE: HELEN COLEE PONDER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=60,20] S38 E23 N8 E23 N14 N16 W46 $
FOP=[ORIG=60,12] S8 E46 N8 W46 $
FOP=[ORIG=83,50] S8 E23 N8 W23 $
FCP=[ORIG=106,12] S8 S16 E24 N24 W24 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.48 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,654 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.48 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 104,280 | | | | | | | |
| 3 | 0100 | C | SFR | 100 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |

REVIEW DATE 10/05/2021 BY TW Total Acres: 10.48 Total Land Value: 13,654 Market: 104,280 Agricultural: 2,654 Common: 11,000 PRINTED 11/17/2026 BY SYS